

MINUTES OF REGULAR MEETING FEBRUARY 23, 2015
PLANNING AND ZONING COMMISSION

Note: These minutes, prepared to comply with Section 1-225 of the General Connecticut Statutes, is an approximate record of matters discussed and actions taken by the Commission at the meeting, but has not yet been reviewed by the commission for accuracy or completeness and is therefore subject to change or correction.

Chairman, Robert Maquat, called the meeting to order at approximately 7:05pm.
Regular Members present: Robert Maquat, Steve Carlson and Wallace Williams
Regular Members absent: Milan Spisek and Robert DeVellis
Alternate Members present: Raymond Martin, Ross Ogden and Vincent Caprio
Town Officials present: John Hayes, Land Use Director and John Broadbin, Commissioner,
Parks and Recreation Commission

ADMINISTRATIVE MATTERS:

3. Appointment: Wayne Garrick, Architect, representing the Romanos, 69 North Park Avenue, to discuss alleged zoning violations at 71 North Park Avenue, the Bento property.

The Commission reviewed with Mr. Garrick its discussion with Mr. Bento the previous meeting and explained some of the rationale for its current position relative to the property in question.

Mr. Garrick discussed with the Commission these interpretations of its Zoning Regulations. After discussion, it was suggested by Wayne Garrick that Mr. Bento provide further shielding of the truck from the view of the right of way by providing more planting. Mr. Garrick will provide the Commission with a drawing or plan of proposed plantings that he would recommend as adequate screening.

ITEMS FOR DISCUSSION AND/OR ACTION:

1. Bond Release for the Frank & Kathleen Minardi Subdivision, 53 Ridgeway Road – No discussion; no other correspondence has been received.
2. Aspetuck Land Trust – status of parking plans off ALT properties. The Chairman noted discussed the following correspondences. Copies were distributed.
 1. E-mail from David Brandt to John Hayes dated February 23, 2015.
 2. E-mail from G. Kenneth Bernhard (Counsel for ALT) to Margret dated February 18, 2015 with attached e-mail to Jonathan Kornblatt from G. Kenneth Bernhard.
 3. Three-page document prepared by David Brandt entitled “Timeline of Activities Regarding Elm Drive Parking and Town of Easton Involvement”.

The following people were present at the meeting and spoke:

Jonathan Kornblatt, 20 Elm Drive
Rick Muir, 26 Elm Drive
Joseph Burlinson, 130 Freeborn Road

Jonathan Kornblatt submitted a seven-page document, “To All Individual Board Members Of ALT” regarding a meeting February 9, 2014 with Chief John Candee, Easton Police Dept.

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ITEMS FOR DISCUSSION AND/OR ACTION:

2. Aspetuck Land Trust (continued)

It was noted that the Commission had not taken any official action on the ALT proposed parking plans and will not do so until the third plan for additional parking off Route 58 has been submitted for review by the Commission in conjunction with the other two proposed parking plans submitted for Freeborn and Wells Hill Roads.

The Chairman noted that the latest correspondence from David Brandt strongly suggests hopeful improvements towards a resolution; both sides need to work towards a resolution.

PLANNING MEETING ISSUES CARRIED OVER FROM FEBRUARY 9, 2015:

- (1) Morehouse Civic Park: A document entitled "Town of Easton, Morehouse Master Plan", February 2015, had been distributed previously by John Broadbin, member of the Parks and Recreation Commission. This document was more detailed than the Master Plan presented by John Hayes. It was noted again that the Master Plan should be schematic and flexible to allow or things to evolve as necessary. The Commission discussed the potential for a joint presentation by both John Hayes, Land Use Director and John Broadbin, Parks and Recreation Commission. There was concern that it may appear to be an endorsement of the Parks and Recreation master plan but it was noted that it is important to know the potential use of the property (as may be described in the document from Parks and Recreation), even though the Commission would only be recommending and endorsing Phase 1 of the plan.

The Commission members should continue to review the documents provided by John Broadbin and those previously developed by the Planning and Zoning Commission regarding the property and provide any changes that they feel are necessary as well as to define the action steps and short term Timelines. The Secretary will e-mail again the documents to be reviewed.

- (2) Town Plan of Conservation and Development, 2016. The Chairman distributed a document Entitled "Community Guidance to Maintain Working Farms and Forests, Rhode Island Department of Environmental Management" in regard to Easton's rural and agriculture heritage which is an important theme in the upcoming Town Plan of Conservation and Development. Discussion was held about providing additional uses for large-tract farms. The Chairman noted that 40% of Easton was open space in perpetuity and that the Town is approximately 85% developed, noting that the 15% land left is mostly farm; this causes a great need to preserve this land or face large-scale developments.

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ADMINISTRATIVE MATTERS: (continued)

1. Minutes of Meeting: February 9, 2015

Motion was made by Steve Carlson, seconded by Wallace Williams to approve the minutes for February 9, 2015, as filed. It was noted that Raymond Martin was present at that meeting and could vote; Ross Ogden and Vincent Caprio were absent. The vote was unanimous, 4-0, motion carried.

At approximately 9:05PM, there being no other items for discussion, motion was made by Steve Carlson, seconded by Raymond Martin, to adjourn the meeting. The vote was unanimous, motion carried.


Margaret Anania, Recording Secretary